

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 15, 2016
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Lisa Sadinsky; Vice-Chair: Josh Smilowitz; Commissioners: Tom Foley, Don Neville and Jared Grise; Alternate: Todd Doyle. AZEO and Acting Secretary to ZBA Christine Campasano

ABSENT: Alternates: Angelo DiMatteo and Michael Johnson; Secretary to the ZBA Brian Pudlik

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, June 15, 2016 at 7:00 p.m., to hear and act on the following petitions:

#20-16 **42 Maplewood Avenue** – Petition of S. Prathigadapa, R.O., requesting variance to the following sections in order to convert the existing two-family home into a three-family home per plans on file:

1. Section 177-20 Obstructions in Yards. Requesting a +/-15' variance to the 25' side yard setback on the north side and a +/- 12' variance to the side yard setback on south side
2. Section 177-6(E) Standards for Multi-Family Residence Districts; 3,000 sf lot area requirement per dwelling unit; existing lot area 8,279.4 sf requesting a +/- 724 sf variance
3. Section 177-6(E) Standards for Multi-Family Residence Districts; Maximum lot coverage required is 20%; requesting a +/-435 sf variance to coverage for existing home and detached garage

RM-3 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The variance does not require any changes to the exterior of the building.**

VOTE: 5-0; Voting in favor were Commissioners: Grise, Foley, Neville, Sadinsky and Smilowitz.
Opposed- 0
Petition unanimously approved.



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#21-16 36 Federal Street - Petition of S. Bordiere, R.O., requesting a variance to Section 177-32 (E) (14) to expand the width of the driveway 10' in front of the living area of the dwelling per plan on file. **R-6 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. **The applicant was not able to present a legal hardship as rationale for why the variance should be granted.**
2. **The hardship presented was perceived as being personal in nature and was not peculiar to the land or structure.**

Opposed: Commissioners Neville, Foley, Grise, Sadinsky and Smilowitz

VOTE: 0-5 Voting in favor: None

Petition denied.

#22-16 84 Seminole Circle – Petition of F. Hernandez. R.O, requesting Special Exception approval in order to maintain a customary home occupation (counselling practice) as an accessory to the residence per Section 177-49 (C) for a period of one (1) year per plans on file. **R-13 Zone**
Withdrawn at the request of the applicant

#23-16 29 Grassmere Avenue – Petition of F. D'Auteuil dba Integrity Auto LLC requesting renewal of location approval for a limited repairer license for a period of three (3) years, per plans on file.
IG Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley.

1. **This approval is granted for a period of three (3) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.**
2. **The hours of operation for repairs and sales shall be:**
Monday-Saturday 7:00 am – 7:00 pm
3. **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
4. **No junk vehicles shall be stored outside the building.**

5. No discarded parts shall be kept outside the building.
6. Use of the property must be in conformance with the approved site plan on file

VOTE: 5-0 Voting in favor were Commissioners: Grise, Foley, Neville, Sadinsky and Smilowitz

Opposed- 0

Petition Unanimously Approved.

#24-16 411 New Park Avenue– Petition of S. Simao dba CT Auto Fair requesting renewal of location approval for a limited repairer license for a period of three (3) years, per plans on file.
BG Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Grise.

1. This approval is granted for a period of three (3) years. At that time a renewal notification of requirements will be sent. Failure to renew will void the application approval.
2. The hours of operation for repairs and sales shall be:
Monday-Friday 9:00 am – 6:00 pm
Saturday 9:00 am – 2:00 pm
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.
6. Use of the property must be in conformance with the approved site plan on file

VOTE: 5-0 Voting in favor were Commissioners: Grise, Foley, Neville, Sadinsky and Smilowitz

Opposed- 0

Petition Unanimously Approved.

- Minutes of the regular meeting held Wednesday, May 18, 2016. Postponed to July 20, 2016.
- Minutes of regular meeting held Wednesday, March 16, 2016. Motion/Sadinsky; Second/Foley; Approved 4-0. (J Grise not present 3.16.16)
- Adjournment. Motion to adjourn. Motion/Neville; Second/Grise. Motion approved 5-0.

